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Honorable Marc Barreca  
April 19, 2013; 9:30 a.m.

IN THE UNITED STATES BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:	)	Chapter 7
	)	Bankruptcy No. 12-20414
DAVID H. HARDIN,	)	
	)	ORDER OF SALE OF REAL PROPERTY
Debtor(s).	)	OF THE ESTATE FREE AND CLEAR
<hr/>	)	OF LIENS AND ENCUMBRANCES

THIS MATTER having come regularly before the above signed judge of the above-entitled court upon the trustee's motion to sell assets of the estate, it appearing that all interested parties have received notice and no objection to the motion having been filed, or said objection having been incorporated into the terms of this order, now, therefore, it is hereby

ORDERED that, subject to the written approval of secured creditor J.P. Morgan Chase Bank, its servicers, affiliates or successors, the trustee, Edmund J. Wood, is authorized to sell real property of the estate according to those terms set forth below:

Street address of property to be sold:	838 S. 196 <sup>th</sup> Street Des Moines, WA 98148
Legal description of property to be sold:	Lt. 1, Bl. 2, Mayhill Park No. 2
Parcel No.:	524560-0070-06

1           Sale price:                                 \$166,000.00, or such higher price as the parties agree  
2   to in order to close the short sale

3           Terms of sale:                             Cash at Closing

4           Purchaser:                                 Michael Maas and Gyongyi Bazso Maas, and/or assigns  
5           Purchaser's address:                     455 S.E. 156<sup>th</sup> Street, Apt. 221  
6   Burien, WA 98148

7           Costs of sale:                             The estate will pay the real estate agent a commission  
8   of 6% of the gross sales price or such lesser amount  
9   as the agents shall agree to; and, the estate will pay  
10   those costs of sale customarily paid by the Seller in  
11   Western Washington. These costs would include, but  
12   are not limited to, title insurance, real estate taxes due  
13   through the date of sale and one-half of the escrow  
14   costs.

15           Utility Liens                             In many cases the existence of a utility lien and/or the  
16   amount of the lien is unknown until closing or  
17   thereafter. These liens usually, but not always, are  
18   equal to the utilities bills incurred over several  
19   months. The trustee will pay these liens from the  
20   sale proceeds.

21           Encumbrances & approximate  
22   claim amounts:                     (1)     J.P. Morgan Chase Bank deed of trust -  
23   \$250,000; and  
24   (2)     J.P. Morgan Chase bank deed of trust -  
25   \$75,000.

26           FURTHER, IT IS HEREBY ORDERED that said sale will be free and clear of all liens and  
27           interests, except real and personal property taxes, said liens and interests to attach to the proceeds  
28           of the sale as though those proceeds were the property, said liens and interests to be satisfied from  
29           those proceeds. The trustee specifically reserves the right to contest each encumbrance or alleged  
30           encumbrance against the subject property. Notwithstanding the foregoing, the trustee may pay the  
31           above named secured creditors, in the order of their liens to the extent funds are available.

**ORDER OF SALE OF REAL PROPERTY  
OF THE ESTATE FREE AND CLEAR OF  
LIENS AND ENCUMBRANCES**

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THE RIGBY LAW FIRM  
600 Stewart Street, Suite 1908  
Seattle, WA 98101  
(206) 441-0826

1 IT IS HEREBY FURTHER ORDERED that the buyer's premium/carve out of \$15,000 is  
2 approved.<sup>1</sup>

3 IT IS HEREBY FURTHER ORDERED that at least one half of the funds received by the  
4 estate from the sale shall be distributed to pre-petition unsecured creditors.

5 IT IS HEREBY FURTHER ORDERED that the automatic stay under Federal Rule of  
6 Bankruptcy Procedure 6004(h) shall not apply to the transaction(s) approved in this order.

7 IT IS HEREBY FURTHER ORDERED that, as the purchaser is a good faith purchaser for  
8 value, the provisions of 11 U.S.C. § 363(m) are applicable to this sale.

9 /// END OF ORDER ///

10 Presented By:

11 THE RIGBY LAW FIRM

12  
13 /S/ Rory C. Livesey

14 \_\_\_\_\_  
15 Rory C. Livesey, WSBA #17601  
16 Of Attorneys for Trustee

17 The Rigby Law Firm  
18 600 Stewart Street, Suite 1908  
19 Seattle, WA 98101  
20 (206) 441-0826  
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25 <sup>1</sup>Calculation of the maximum trustee's compensation in this case, pursuant to 11 U.S.C. § 326, may include the applicable percentage amount for monies disbursed as a result of this sale transaction. However, such amount resulting from this transaction shall not exceed one half of the buyer's premium carve out less the amount of any allowed fees incurred by the trustee's attorneys in connection with this sale transaction.